HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2013

Highlights

- Housing starts in the Vancouver CMA trended higher in November at 20,016 units compared to 19,477 units in October.
- Single-detached housing starts trended higher for the third consecutive month in November while multiple-family home starts moved down.
- Increased demand for rental accommodations in 2013 contributed to more housing starts in the Abbotsford-Mission CMA from 341 homes in 2012 to 643 homes in 2013

Figure 1

* Seasonally adjusted annual rate
Source: CMHC Housing Starts and Completions Survey

[1] All starts figures in this report, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR) — that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending higher at 20,016 units in November, compared to 19,477 in October (Table 1). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)[2] of housing starts. Actual year to date housing starts totalled 16,949 units compared to 17,840 housing starts in the same period last year.

Most of the new construction activity in November took place in the Cities of Vancouver, New Westminster and Surrey and the District of North Vancouver. Single-detached starts trended higher for the third consecutive month in November. Despite the trend increase in single detached home starts, the year-to-date market share of single-detached houses moved down slightly from 24 per cent of all housing starts in 2012 to 22 per cent in 2013.

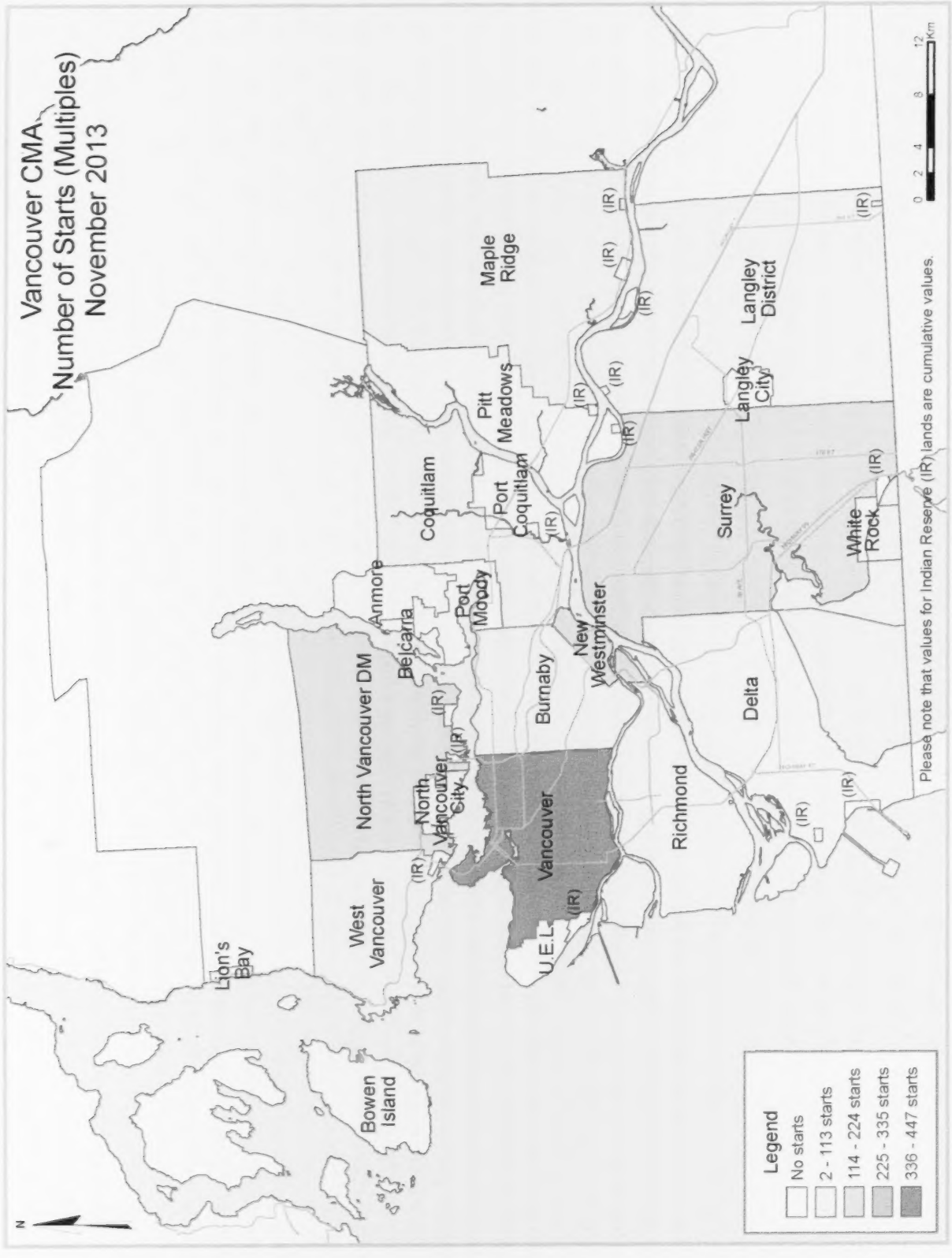
New multiple-family housing starts were down to 13,428 in November compared to 13,752 in October. Construction of multiple-family strata titled units (apartment and row condominiums) declined, with actual year-to-date housing starts at 10,553 in 2013 compared to 11,235 in 2012. This decline partly stems from an increase in the number of completed and unabsorbed strata titled units, which signals to developers that supply is rising. In November, there were 2,501 row and apartment condominiums available for immediate move-in, compared to 2,089 in the same month last year.

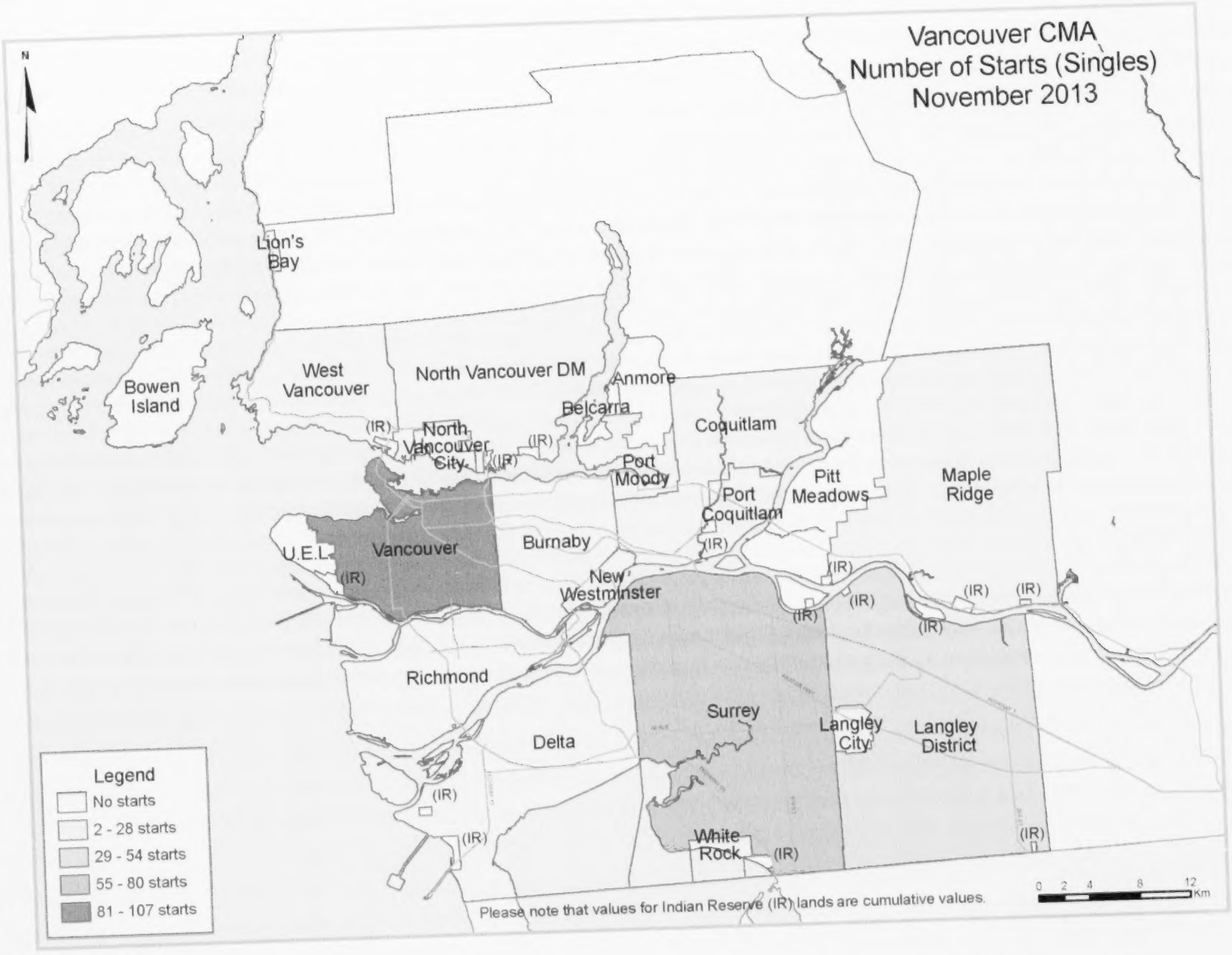
The number of actual units under construction in the Vancouver CMA remained steady at 23,058, compared to 23,342 in November 2012. Though the number of units completed January to November 2013 was higher than the same period in 2012, the total number of units completed in 2013 was close to the total number of housing starts in the CMA. The higher level of completions was due to the increase in housing starts over the past couple of years in the region.

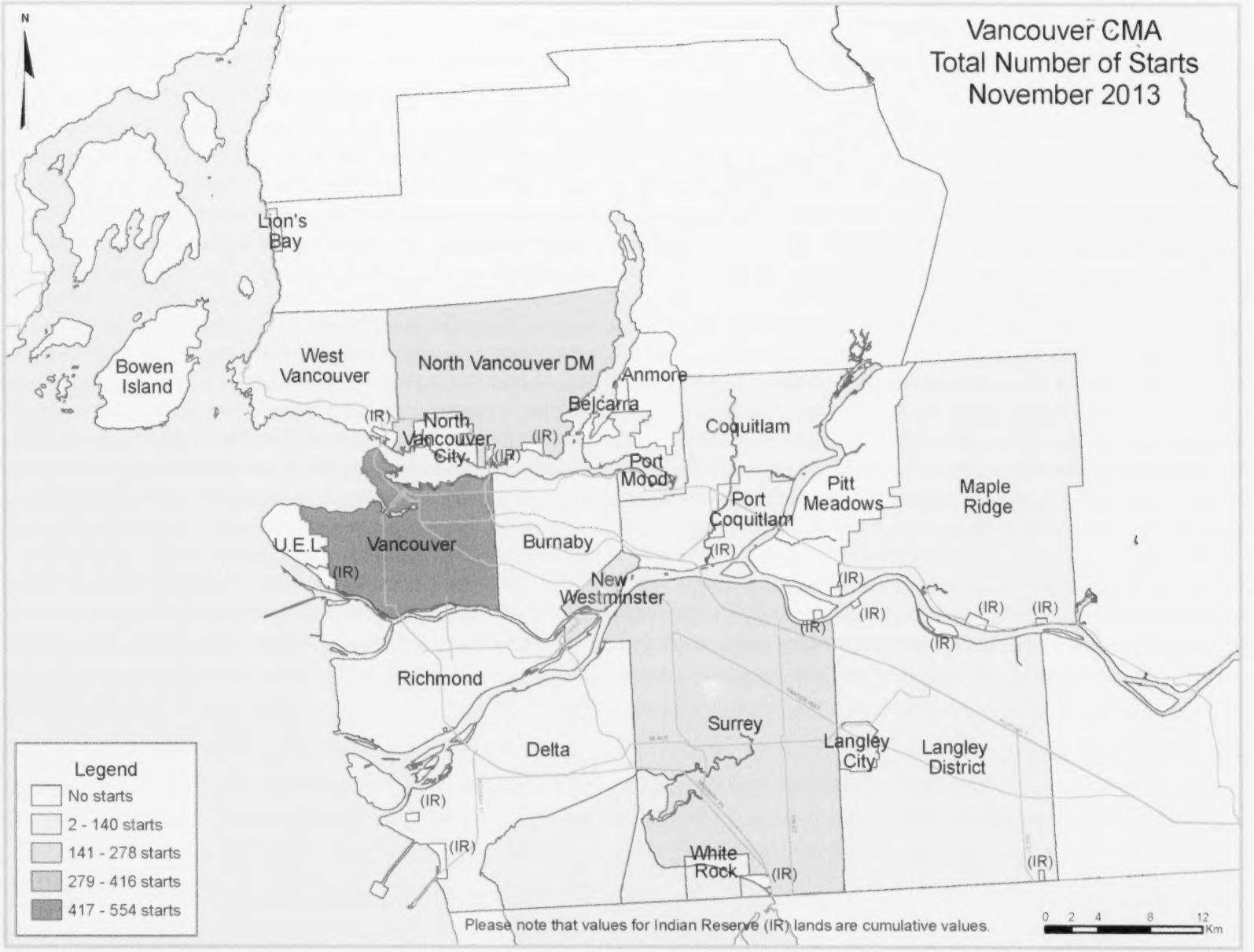
There were 45 new homes were started in the Abbotsford-Mission CMA in November, higher than the 30 constructed in November 2012. The year-to-date total in the CMA was 643 homes, a considerable increase over the 341 homes constructed during the same period a year ago. Increased demand for rental units has spurred construction levels, as rental units composed 43 per cent of all housing starts in the Abbotsford-Mission CMA in 2013.[3] Almost all the rental units that started constructed in the area have been in Abbotsford City.

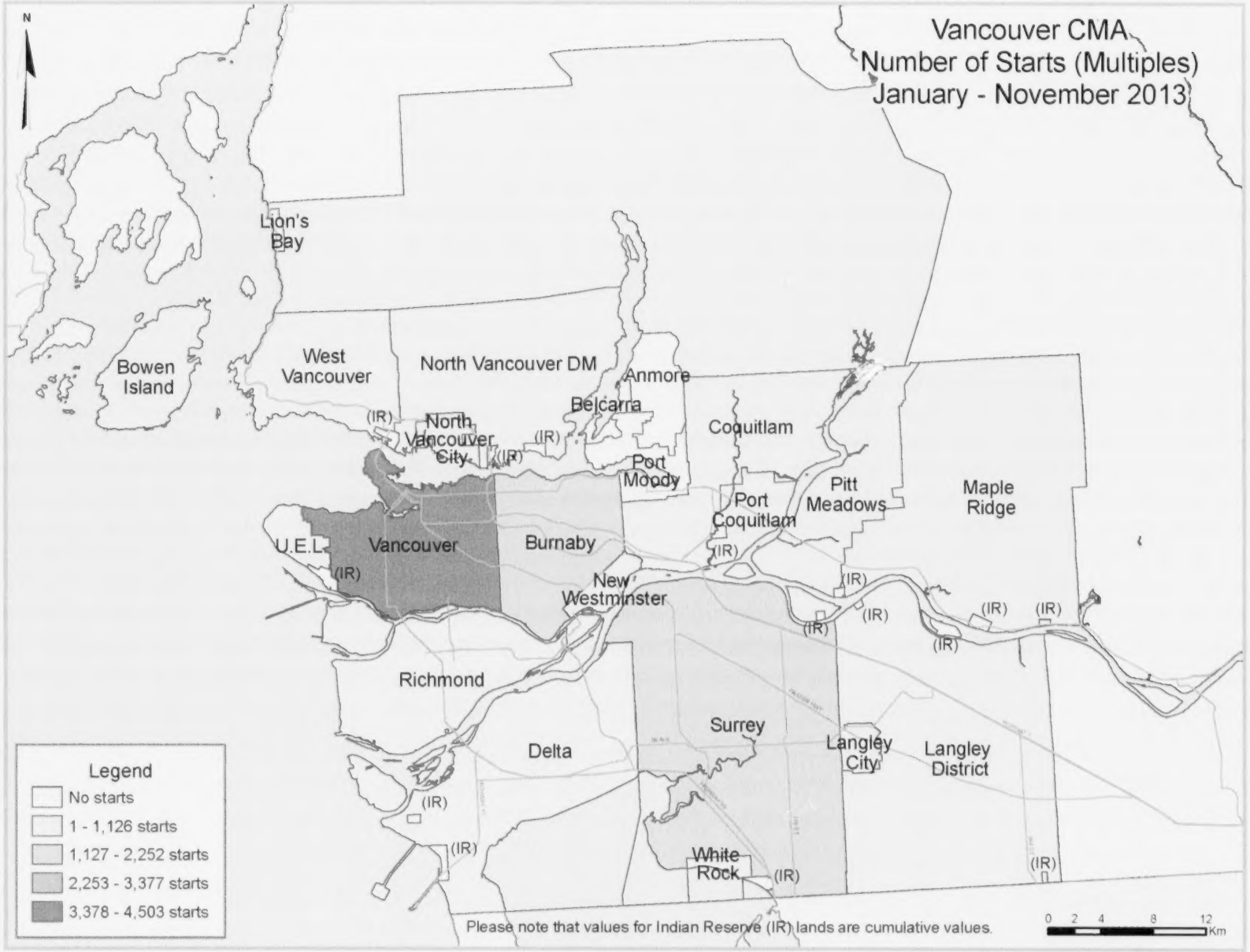
[2] SAAR

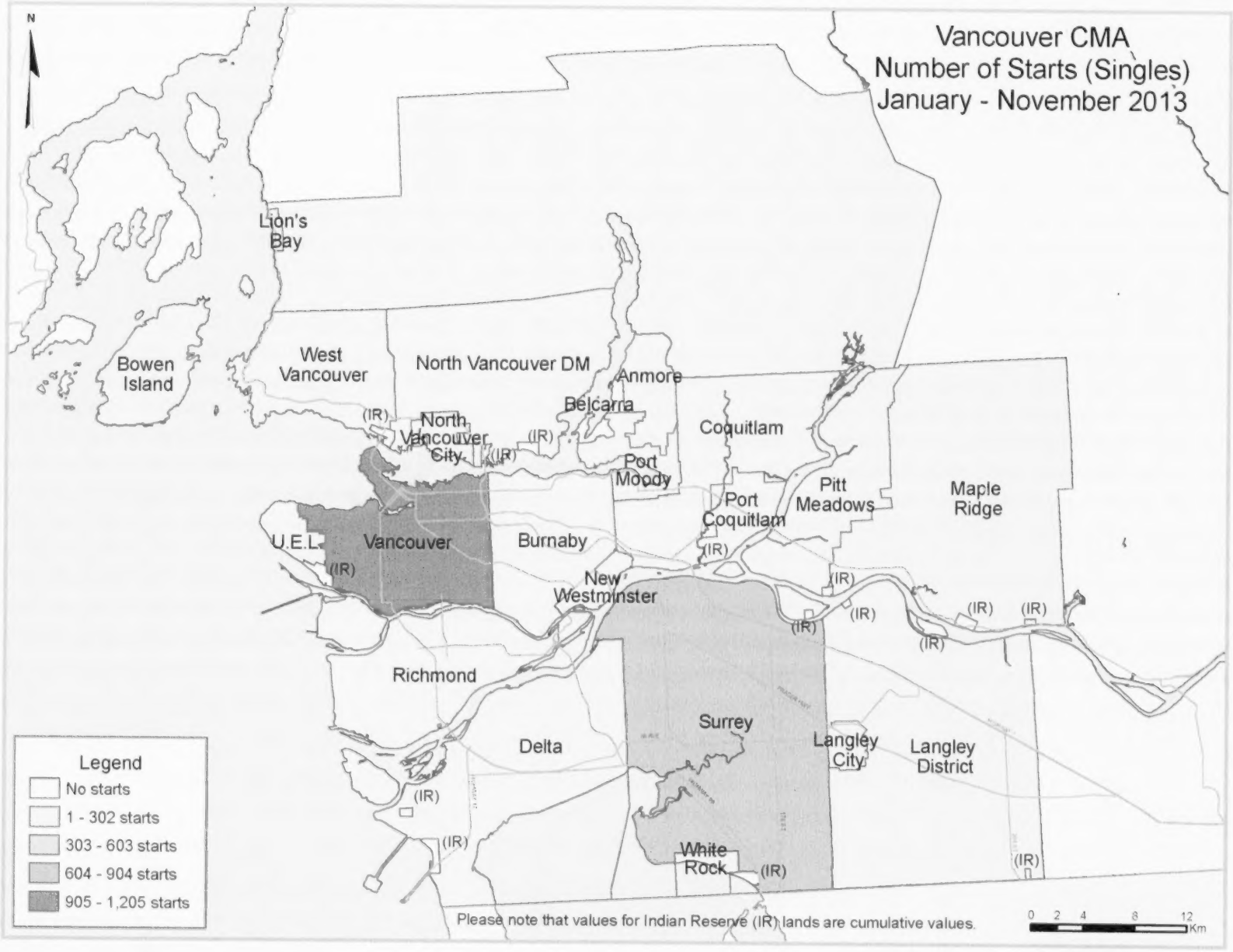
[3] CMHC's Fall Rental Report 2013 recorded a decline in apartment vacancy rates from 4.2 per cent in 2012 to 3.2 per cent in 2013.

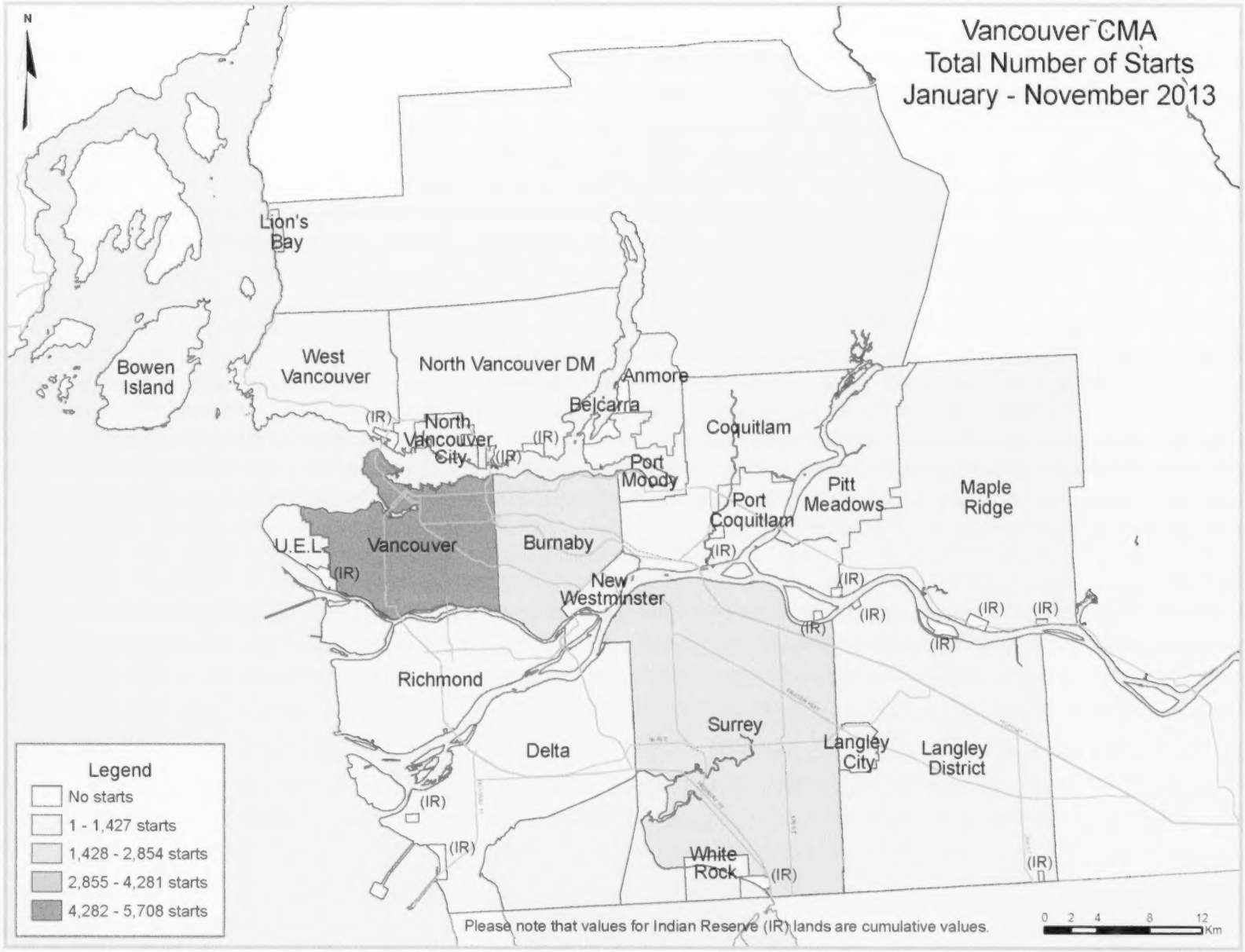

Vancouver CMA
Number of Starts (Multiples)
November 2013
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Port Moody
Belcarra
Anmore
North Vancouver DM
Burnaby
New Westminster
Delta
North Vancouver City
Vancouver
Richmond
West Vancouver
U.E.L.
Lion's Bay
Bowen Island
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
2 - 113 starts
114 - 224 starts
225 - 335 starts
336 - 447 starts
0 2 4 8 12 Km
N


Vancouver CMA
Number of Starts (Singles)
November 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 28 starts
29 - 54 starts
55 - 80 starts
81 - 107 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

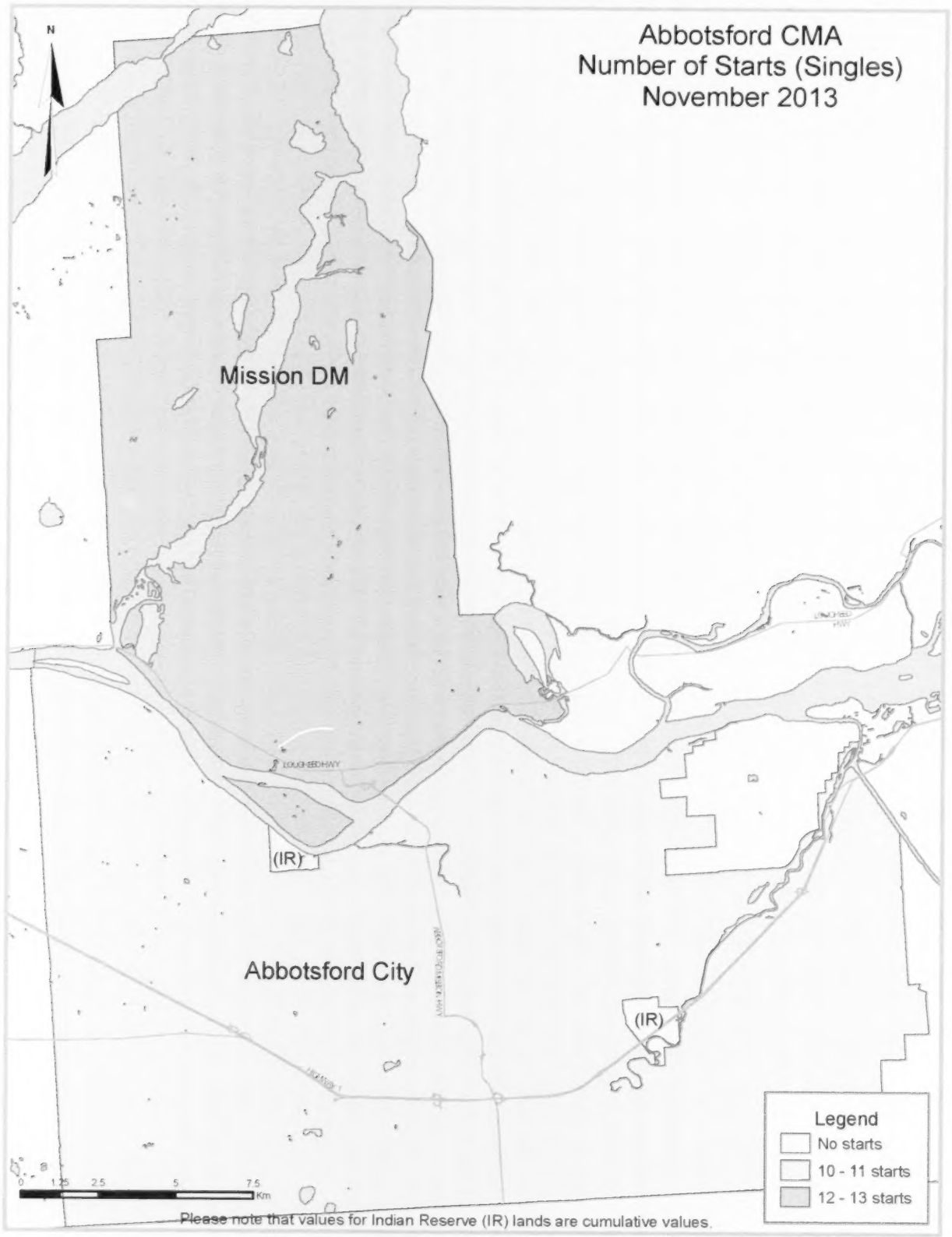

Vancouver CMA
Total Number of Starts
November 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 140 starts
141 - 278 starts
279 - 416 starts
417 - 554 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km


Vancouver CMA
Number of Starts (Multiples)
January - November 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 1,126 starts
1,127 - 2,252 starts
2,253 - 3,377 starts
3,378 - 4,503 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km


Vancouver CMA
Number of Starts (Singles)
January - November 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 302 starts
303 - 603 starts
604 - 904 starts
905 - 1,205 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km


Vancouver CMA
Total Number of Starts
January - November 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 1,427 starts
1,428 - 2,854 starts
2,855 - 4,281 starts
4,282 - 5,708 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

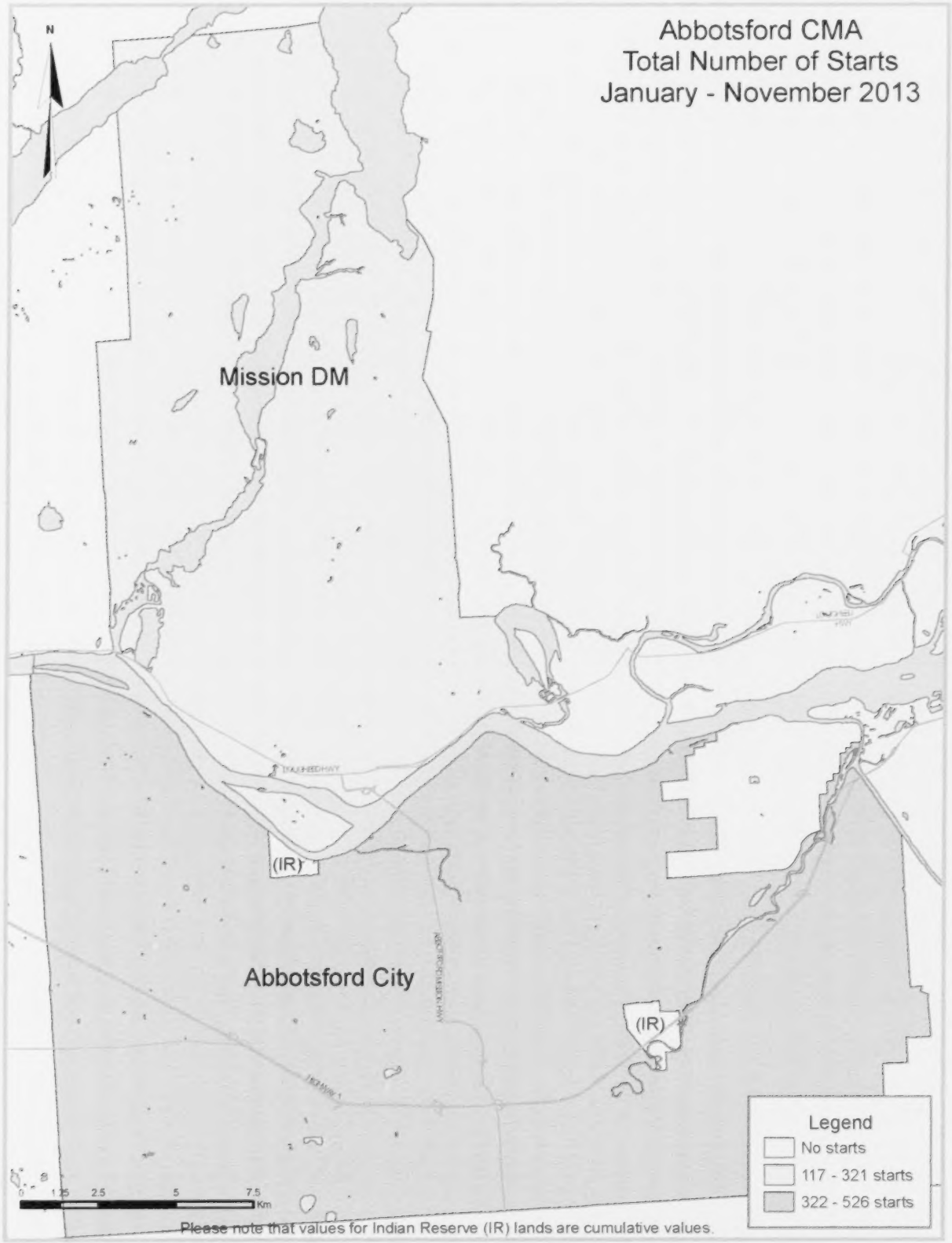
Abbotsford CMA
Number of Starts (Multiples)
November 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
22 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
November 2013
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
10 - 11 starts
12 - 13 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

Abbotsford CMA
Total Number of Starts
November 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
13 - 22 starts
23 - 32 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

Abbotsford CMA
Number of Starts (Multiples)
January - November 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
42 - 228 starts
229 - 414 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

Abbotsford CMA
Number of Starts (Singles)
January - November 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
75 - 93 starts
94 - 112 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) November 2013		
Vancouver CMA[1]	October 2013	November 2013
Trend[2]	19,477	20,016
SAAR	17,979	17,889
	November 2012	November 2013
Actual		
November - Single-Detached	310	357
November - Multiples	930	1,119
November - Total	1,240	1,476
January to November - Single-Detached	4,199	3,707
January to November - Multiples	13,641	13,242
January to November - Total	17,840	16,949

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2013	318	30	0	4	188	794	43	99	1,476
November 2012	278	36	12	0	202	350	32	330	1,240
% Change	14.4	-16.7	-100.0	n/a	-6.9	126.9	34.4	-70.0	19.0
Year-to-date 2013	3,191	322	14	31	2,255	8,303	493	2,340	16,949
Year-to-date 2012	3,795	292	89	29	2,310	9,067	375	1,883	17,840
% Change	-15.9	10.3	-84.3	6.9	-2.4	-8.4	31.5	24.3	-5.0
UNDER CONSTRUCTION									
November 2013	3,507	350	27	19	2,081	14,044	350	2,680	23,058
November 2012	4,021	332	73	38	2,046	13,982	360	2,490	23,342
% Change	-12.8	5.4	-63.0	-50.0	1.7	0.4	-2.8	7.6	-1.2
COMPLETIONS									
November 2013	329	36	0	6	145	1,028	55	209	1,808
November 2012	448	16	0	0	156	291	24	117	1,052
% Change	-26.6	125.0	n/a	n/a	-7.1	**	129.2	78.6	71.9
Year-to-date 2013	3,563	296	42	52	2,074	8,030	512	2,224	16,793
Year-to-date 2012	3,950	218	6	25	2,789	5,875	319	2,153	15,335
% Change	-9.8	35.8	**	108.0	-25.6	36.7	60.5	3.3	9.5
COMPLETED & NOT ABSORBED									
November 2013	1,309	130	204	8	657	1,903	n/a	n/a	4,211
November 2012	1,274	89	0	10	674	1,472	n/a	n/a	3,519
% Change	2.7	46.1	n/a	-20.0	-2.5	29.3	n/a	n/a	19.7
ABSORBED									
November 2013	427	30	33	6	164	838	n/a	n/a	1,498
November 2012	368	25	0	0	149	338	n/a	n/a	880
% Change	16.0	20.0	n/a	n/a	10.1	147.9	n/a	n/a	70.2
Year-to-date 2013	3,267	261	549	55	2,175	7,559	n/a	n/a	13,866
Year-to-date 2012	3,525	217	13	15	2,677	5,909	n/a	n/a	12,356
% Change	-7.3	20.3	**	**	-18.8	27.9	n/a	n/a	12.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
November 2013	28	2	0	0	8	0	0	0	38
November 2012	22	4	0	0	0	0	0	0	26
Delta									
November 2013	7	2	0	0	6	0	0	4	19
November 2012	10	10	0	0	0	0	0	8	28
Langley									
November 2013	36	0	0	4	22	0	1	17	80
November 2012	16	0	0	0	33	0	2	12	63
Maple Ridge / Pitt Meadows									
November 2013	9	2	0	0	0	22	0	0	33
November 2012	20	0	0	0	0	75	3	0	98
New Westminster									
November 2013	8	0	0	0	0	196	0	0	204
November 2012	2	0	0	0	0	0	0	0	2
North Vancouver									
November 2013	17	0	0	0	0	201	1	7	226
November 2012	22	0	0	0	0	0	3	13	38
Richmond									
November 2013	23	0	0	0	20	0	2	7	52
November 2012	28	0	4	0	0	66	0	10	108
Surrey									
November 2013	54	0	0	0	104	0	3	19	180
November 2012	71	0	8	0	120	0	5	25	229
Tri-Cities									
November 2013	30	0	0	0	8	0	0	13	51
November 2012	22	0	0	0	33	40	2	9	106
University Endowment Lands									
November 2013	0	0	0	0	0	0	0	0	0
November 2012	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2013	81	24	0	0	12	375	34	28	554
November 2012	52	22	0	0	16	160	17	111	378
West Vancouver									
November 2013	19	0	0	0	8	0	1	0	28
November 2012	7	0	0	0	0	9	0	141	157
White Rock									
November 2013	6	0	0	0	0	0	1	4	11
November 2012	3	0	0	0	0	0	0	1	4
Indian Reserves									
November 2013	0	0	0	0	0	0	0	0	0
November 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2013	318	30	0	4	188	794	43	99	1,476
November 2012	278	36	12	0	202	350	32	330	1,240

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
November 2013	387	112	0	0	86	2,720	0	0	3,305
November 2012	353	112	0	0	63	1,765	0	6	2,299
Delta									
November 2013	104	32	0	1	32	101	6	43	319
November 2012	98	42	0	3	2	195	3	26	369
Langley									
November 2013	209	2	0	10	190	231	1	151	794
November 2012	221	4	0	28	162	521	3	86	1,025
Maple Ridge / Pitt Meadows									
November 2013	117	2	0	0	131	223	2	0	475
November 2012	142	2	0	0	72	360	5	71	652
New Westminster									
November 2013	63	4	0	0	77	759	0	0	903
November 2012	32	6	0	0	10	763	0	25	836
North Vancouver									
November 2013	179	8	0	0	4	702	5	103	1,001
November 2012	155	16	8	1	53	517	6	114	870
Richmond									
November 2013	282	4	14	2	258	1,357	11	130	2,058
November 2012	391	4	34	4	153	2,011	19	286	2,902
Surrey									
November 2013	597	2	0	0	962	786	29	172	2,548
November 2012	809	6	8	0	1,031	1,116	39	210	3,219
Tri-Cities									
November 2013	258	24	12	5	170	1,032	7	147	1,655
November 2012	271	14	7	0	288	1,669	8	156	2,413
University Endowment Lands									
November 2013	8	0	0	0	7	232	0	174	421
November 2012	11	0	0	0	16	185	0	0	212
Vancouver City									
November 2013	998	158	1	1	114	5,635	286	1,580	8,773
November 2012	1,232	126	16	2	174	4,557	277	1,209	7,593
West Vancouver									
November 2013	212	2	0	0	24	120	1	141	500
November 2012	199	0	0	0	12	39	0	271	521
White Rock									
November 2013	58	0	0	0	26	146	1	37	268
November 2012	58	0	0	0	10	181	0	27	276
Indian Reserves									
November 2013	0	0	0	0	0	0	0	0	0
November 2012	0	0	0	0	0	103	0	0	103
Vancouver CMA									
November 2013	3,507	350	27	19	2,081	14,044	350	2,680	23,058
November 2012	4,021	332	73	38	2,046	13,982	360	2,490	23,342

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
November 2013	13	6	0	0	0	0	0	0	19
November 2012	26	6	0	0	0	0	0	0	32
Delta									
November 2013	9	16	0	0	0	0	0	4	29
November 2012	6	0	0	0	21	0	0	0	27
Langley									
November 2013	16	0	0	4	9	63	2	7	101
November 2012	13	0	0	0	24	28	0	8	73
Maple Ridge / Pitt Meadows									
November 2013	23	0	0	0	18	0	1	0	42
November 2012	17	0	0	0	4	0	0	0	21
New Westminster									
November 2013	0	0	0	0	0	67	0	0	67
November 2012	17	0	0	0	0	0	0	0	17
North Vancouver									
November 2013	10	0	0	1	3	121	1	20	156
November 2012	7	0	0	0	0	0	1	4	12
Richmond									
November 2013	13	0	0	1	4	288	1	3	310
November 2012	128	0	0	0	0	0	1	26	155
Surrey									
November 2013	72	4	0	0	87	127	3	19	312
November 2012	95	0	0	0	85	0	2	23	205
Tri-Cities									
November 2013	29	6	0	0	17	223	1	12	288
November 2012	54	0	0	0	6	0	0	25	85
University Endowment Lands									
November 2013	0	0	0	0	0	0	0	107	107
November 2012	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2013	126	2	0	0	7	139	46	35	355
November 2012	61	10	0	0	16	263	20	26	396
West Vancouver									
November 2013	14	0	0	0	0	0	0	0	14
November 2012	11	0	0	0	0	0	0	0	11
White Rock									
November 2013	4	2	0	0	0	0	0	2	8
November 2012	5	0	0	0	0	0	0	5	10
Indian Reserves									
November 2013	0	0	0	0	0	0	0	0	0
November 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2013	329	36	0	6	145	1,028	55	209	1,808
November 2012	448	16	0	0	156	291	24	117	1,052

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
November 2013	109	36	0	0	26	55	n/a	n/a	226
November 2012	130	38	0	0	36	149	n/a	n/a	353
Delta									
November 2013	25	12	0	2	10	3	n/a	n/a	52
November 2012	9	4	0	0	23	4	n/a	n/a	40
Langley									
November 2013	69	0	6	0	44	199	n/a	n/a	318
November 2012	86	0	0	6	39	113	n/a	n/a	244
Maple Ridge / Pitt Meadows									
November 2013	116	2	0	0	35	97	n/a	n/a	250
November 2012	108	0	0	0	38	7	n/a	n/a	153
New Westminster									
November 2013	11	3	0	0	14	74	n/a	n/a	102
November 2012	29	0	0	0	24	47	n/a	n/a	100
North Vancouver									
November 2013	37	5	17	1	41	284	n/a	n/a	385
November 2012	46	2	0	4	54	153	n/a	n/a	259
Richmond									
November 2013	217	4	39	2	83	103	n/a	n/a	448
November 2012	188	4	0	0	51	35	n/a	n/a	278
Surrey									
November 2013	258	3	48	0	264	274	n/a	n/a	847
November 2012	285	0	0	0	244	384	n/a	n/a	913
Tri-Cities									
November 2013	59	10	14	1	66	314	n/a	n/a	464
November 2012	66	10	0	0	51	175	n/a	n/a	302
University Endowment Lands									
November 2013	0	0	0	0	2	29	n/a	n/a	31
November 2012	0	0	0	0	1	3	n/a	n/a	4
Vancouver City									
November 2013	364	53	76	2	68	424	n/a	n/a	987
November 2012	295	29	0	0	102	402	n/a	n/a	828
West Vancouver									
November 2013	25	0	0	0	0	0	n/a	n/a	25
November 2012	20	2	0	0	4	0	n/a	n/a	26
White Rock									
November 2013	8	2	4	0	4	47	n/a	n/a	65
November 2012	5	0	0	0	7	0	n/a	n/a	12
Indian Reserves									
November 2013	0	0	0	0	0	0	n/a	n/a	0
November 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
November 2013	1,309	130	204	8	657	1,903	n/a	n/a	4,211
November 2012	1,274	89	0	10	674	1,472	n/a	n/a	3,519

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
November 2013	34	11	0	0	12	52	n/a	n/a	109
November 2012	23	6	0	0	1	29	n/a	n/a	59
Delta									
November 2013	5	8	0	0	0	0	n/a	n/a	13
November 2012	5	2	0	0	12	0	n/a	n/a	19
Langley									
November 2013	27	0	0	4	4	24	n/a	n/a	59
November 2012	15	0	0	0	24	31	n/a	n/a	70
Maple Ridge / Pitt Meadows									
November 2013	27	0	0	0	27	18	n/a	n/a	72
November 2012	12	0	0	0	4	0	n/a	n/a	16
New Westminster									
November 2013	5	0	0	0	12	9	n/a	n/a	26
November 2012	14	2	0	0	0	1	n/a	n/a	17
North Vancouver									
November 2013	19	0	6	2	0	38	n/a	n/a	65
November 2012	6	0	0	0	0	4	n/a	n/a	10
Richmond									
November 2013	27	0	9	0	4	279	n/a	n/a	319
November 2012	96	0	0	0	1	13	n/a	n/a	110
Surrey									
November 2013	77	1	10	0	97	119	n/a	n/a	304
November 2012	72	0	0	0	92	16	n/a	n/a	180
Tri-Cities									
November 2013	23	5	0	0	2	238	n/a	n/a	268
November 2012	48	0	0	0	8	8	n/a	n/a	64
University Endowment Lands									
November 2013	0	0	0	0	0	4	n/a	n/a	4
November 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver City									
November 2013	165	5	6	0	6	55	n/a	n/a	237
November 2012	50	15	0	0	7	235	n/a	n/a	307
West Vancouver									
November 2013	14	0	0	0	0	0	n/a	n/a	14
November 2012	13	0	0	0	0	1	n/a	n/a	14
White Rock									
November 2013	4	0	2	0	0	2	n/a	n/a	8
November 2012	5	0	0	0	0	0	n/a	n/a	5
Indian Reserves									
November 2013	0	0	0	0	0	0	n/a	n/a	0
November 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
November 2013	427	30	33	6	164	838	n/a	n/a	1,498
November 2012	368	25	0	0	149	338	n/a	n/a	880

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430
% Change	4.8	1.8	33.3	-0.4	47.2	41.3	-10.0	-17.1	24.3
2003	5,195	436	3	280	2,599	6,044	80	989	15,626

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	% Change
Anmore	0	3	0	0	0	0	0	0	0	3	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - North	7	7	0	0	0	0	0	0	7	7	0.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	2	0	2	0	0	0	0	3	4	-25.0
Burnaby - Central Park	2	2	0	0	0	0	0	0	2	2	0.0
Burnaby - Remainder	16	10	2	2	8	0	0	0	26	12	116.7
Burnaby Total	28	22	2	4	8	0	0	0	38	26	46.2
Coquitlam	22	23	4	4	4	7	13	48	43	82	-47.6
Delta - Tsawwassen	3	0	0	0	0	0	1	0	4	0	n/a
Delta - Ladner	1	0	0	0	0	0	0	0	1	0	n/a
Delta - North	3	10	8	10	0	0	3	8	14	28	-50.0
Delta	7	10	8	10	0	0	4	8	19	28	-32.1
Langley City	4	0	0	0	0	0	0	0	4	0	n/a
Langley District	37	18	2	0	20	33	17	12	76	63	20.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	9	21	2	0	0	0	22	75	33	96	-65.6
New Westminster	8	2	0	0	0	0	196	0	204	2	**
North Vancouver City	4	13	0	0	0	0	2	7	6	20	-70.0
North Vancouver DM	14	12	0	0	0	0	206	6	220	18	**
Pitt Meadows	0	2	0	0	0	0	0	0	0	2	-100.0
Port Coquitlam	6	1	0	0	0	22	0	1	6	24	-75.0
Port Moody	2	0	0	0	0	0	0	0	2	0	n/a
Richmond	25	28	0	0	20	4	7	76	52	108	-51.9
Surrey - South	15	29	0	0	31	19	3	6	49	54	-9.3
Surrey - Cloverdale	3	10	0	0	15	26	0	3	18	39	-53.8
Surrey - North	35	25	2	0	56	73	13	11	106	109	-2.8
Surrey - Guildford	1	1	0	0	0	10	1	0	2	11	-81.8
Surrey - Whalley	3	11	0	0	0	0	2	5	5	16	-68.8
Surrey Total	57	76	2	0	102	128	19	25	180	229	-21.4
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	0	4	2	0	0	3	0	8	2	**
Vancouver - False Creek	0	0	0	0	0	0	0	57	0	57	-100.0
Vancouver - Granville/Oak	3	3	0	6	0	0	3	0	6	9	-33.3
Vancouver - Kerrisdale	7	4	0	0	0	0	63	0	70	4	**
Vancouver - Marpole	8	6	0	0	0	0	2	0	10	6	66.7
Vancouver - Eastside	43	27	8	8	8	9	326	54	385	98	**
Vancouver - Mt. Pleasant	1	0	10	6	12	0	0	99	23	105	-78.1
Vancouver - Strath/Grand	1	1	2	0	0	7	0	8	3	16	-81.3
Vancouver - Westside	43	28	0	0	0	0	6	53	49	81	-39.5
Vancouver Total	107	69	24	22	20	16	403	271	554	378	46.6
West Vancouver	20	7	8	0	0	0	0	150	28	157	-82.2
White Rock	7	3	0	0	0	0	4	1	11	4	175.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	357	310	52	40	174	210	893	680	1,476	1,240	19.0

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	10	9	0	0	0	0	0	0	10	9	11.1
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	6	12	0	0	0	0	1	2	7	14	-50.0
Burnaby - Mountain	0	6	0	0	0	0	262	104	262	110	138.2
Burnaby - North	69	90	0	8	0	0	607	18	676	116	**
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	6	1	7	-85.7
Burnaby - South & East	26	35	12	12	0	0	71	15	109	62	75.8
Burnaby - Central Park	25	18	10	8	64	0	812	544	911	570	59.8
Burnaby - Remainder	122	128	28	46	8	45	0	122	158	341	-53.7
Burnaby Total	243	278	50	74	72	45	1,752	809	2,117	1,206	75.5
Coquitlam	288	325	64	36	130	222	742	1,177	1,224	1,760	-30.5
Delta - Tsawwassen	28	35	0	4	0	0	4	89	32	128	-75.0
Delta - Ladner	46	28	0	8	0	0	15	6	61	42	45.2
Delta - North	44	41	90	56	0	18	40	26	174	141	23.4
Delta	118	104	90	68	0	18	59	121	267	311	-14.1
Langley City	8	3	0	0	5	0	0	63	13	66	-80.3
Langley District	250	293	2	4	228	259	396	452	876	1,008	-13.1
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	172	175	6	0	104	23	97	257	379	455	-16.7
New Westminster	63	49	6	8	94	0	196	734	359	791	-54.6
North Vancouver City	38	55	12	18	0	11	467	390	517	474	9.1
North Vancouver DM	108	93	0	0	0	8	259	143	367	244	50.4
Pitt Meadows	3	13	0	2	24	12	0	68	27	95	-71.6
Port Coquitlam	46	23	2	0	107	91	180	205	335	319	5.0
Port Moody	7	6	0	0	0	13	0	291	7	310	-97.7
Richmond	253	369	24	24	221	145	619	966	1,117	1,504	-25.7
Surrey - South	182	348	4	26	336	276	203	168	725	818	-11.4
Surrey - Cloverdale	82	129	14	32	192	338	137	94	425	593	-28.3
Surrey - North	336	456	6	6	453	567	117	311	912	1,340	-31.9
Surrey - Guildford	16	16	0	0	54	85	161	10	231	111	108.1
Surrey - Whalley	86	113	0	2	4	30	259	104	349	249	40.2
Surrey Total	702	1,062	24	66	1,039	1,296	877	687	2,642	3,111	-15.1
University Endowment Lands	1	7	0	0	7	0	513	95	521	102	**
Vancouver - West End	0	0	4	0	0	0	309	428	313	428	-26.9
Vancouver - Downtown	0	0	0	0	0	0	852	814	852	814	4.7
Vancouver - Kitsilano	13	7	18	8	0	0	61	120	92	135	-31.9
Vancouver - False Creek	1	1	2	0	0	0	879	1,171	882	1,172	-24.7
Vancouver - Granville/Oak	12	12	4	8	0	4	14	23	30	47	-36.2
Vancouver - Kerrisdale	56	55	0	0	0	0	66	6	122	61	100.0
Vancouver - Marpole	58	59	8	2	0	0	191	206	257	267	-3.7
Vancouver - Eastside	708	612	60	54	34	56	1,287	978	2,089	1,700	22.9
Vancouver - Mt. Pleasant	2	2	36	44	12	0	89	99	139	145	-4.1
Vancouver - Strath/Grand	6	9	16	6	3	26	331	18	356	59	**
Vancouver - Westside	349	390	2	0	33	0	192	135	576	525	9.7
Vancouver Total	1,205	1,147	150	122	82	86	4,271	3,998	5,708	5,353	6.6
West Vancouver	129	116	22	12	4	0	93	310	248	438	-43.4
White Rock	56	59	2	0	26	10	123	200	207	269	-23.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	3,707	4,199	454	434	2,143	2,239	10,645	10,968	16,949	17,840	-5.0

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	8	0	0	0	0	0	0	0
Burnaby Total	8	0	0	0	0	0	0	0
Coquitlam	4	7	0	0	0	40	13	8
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	3	8
Delta	0	0	0	0	0	0	4	8
Langley City	0	0	0	0	0	0	0	0
Langley District	20	33	0	0	0	0	17	12
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	22	75	0	0
New Westminster	0	0	0	0	196	0	0	0
North Vancouver City	0	0	0	0	0	0	2	7
North Vancouver DM	0	0	0	0	201	0	5	6
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	22	0	0	0	0	0	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	20	4	0	0	0	66	7	10
Surrey - South	31	19	0	0	0	0	3	6
Surrey - Cloverdale	15	26	0	0	0	0	0	3
Surrey - North	56	73	0	0	0	0	13	11
Surrey - Guildford	0	10	0	0	0	0	1	0
Surrey - Whalley	0	0	0	0	0	0	2	5
Surrey Total	102	128	0	0	0	0	19	25
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	3	0
Vancouver - False Creek	0	0	0	0	0	57	0	0
Vancouver - Granville/Oak	0	0	0	0	3	0	0	0
Vancouver - Kerrisdale	0	0	0	0	62	0	1	0
Vancouver - Marpole	0	0	0	0	0	0	2	0
Vancouver - Eastside	0	9	8	0	310	45	16	9
Vancouver - Mt. Pleasant	12	0	0	0	0	0	0	99
Vancouver - Strath/Grand	0	7	0	0	0	8	0	0
Vancouver - Westside	0	0	0	0	0	50	6	3
Vancouver Total	12	16	8	0	375	160	28	111
West Vancouver	0	0	0	0	0	9	0	141
White Rock	0	0	0	0	0	0	4	1
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	166	210	8	0	794	350	99	330

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	2
Burnaby - Mountain	0	0	0	0	262	104	0	0
Burnaby - North	0	0	0	0	607	18	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6
Burnaby - South & East	0	0	0	0	71	15	0	0
Burnaby - Central Park	64	0	0	0	812	544	0	0
Burnaby - Remainder	8	45	0	0	0	122	0	0
Burnaby Total	72	45	0	0	1,752	803	0	6
Coquitlam	130	222	0	0	607	1,022	135	155
Delta - Tsawwassen	0	0	0	0	0	88	4	1
Delta - Ladner	0	0	0	0	13	4	2	2
Delta - North	0	18	0	0	0	0	40	26
Delta	0	18	0	0	13	92	46	29
Langley City	5	0	0	0	0	63	0	0
Langley District	228	259	0	0	231	332	165	120
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	104	23	0	0	97	257	0	0
New Westminster	94	0	0	0	196	709	0	25
North Vancouver City	0	11	0	0	431	348	36	42
North Vancouver DM	0	8	0	0	201	105	58	38
Pitt Meadows	24	12	0	0	0	68	0	0
Port Coquitlam	107	91	0	0	164	189	16	16
Port Moody	0	13	0	0	0	291	0	0
Richmond	221	145	0	0	559	869	60	97
Surrey - South	336	276	0	0	179	108	24	60
Surrey - Cloverdale	192	338	0	0	112	69	25	25
Surrey - North	453	567	0	0	0	179	117	132
Surrey - Guildford	54	85	0	0	155	0	6	10
Surrey - Whalley	4	30	0	0	228	70	31	34
Surrey Total	1,039	1,296	0	0	674	426	203	261
University Endowment Lands	7	0	0	0	232	95	281	0
Vancouver - West End	0	0	0	0	123	428	186	0
Vancouver - Downtown	0	0	0	0	660	673	192	141
Vancouver - Kitsilano	0	0	0	0	38	119	23	1
Vancouver - False Creek	0	0	0	0	789	1,171	90	0
Vancouver - Granville/Oak	0	4	0	0	11	20	3	3
Vancouver - Kerrisdale	0	0	0	0	62	0	4	6
Vancouver - Marpole	0	0	0	0	180	196	11	10
Vancouver - Eastside	26	56	8	0	942	498	345	480
Vancouver - Mt. Pleasant	12	0	0	0	88	0	1	99
Vancouver - Strath/Grand	3	26	0	0	32	18	299	0
Vancouver - Westside	33	0	0	0	43	82	149	53
Vancouver Total	74	86	8	0	2,968	3,205	1,303	793
West Vancouver	4	0	0	0	93	39	0	271
White Rock	26	10	0	0	87	172	36	28
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,135	2,239	8	0	8,305	9,085	2,340	1,883

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Anmore	0	3	0	0	0	0	0	3
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	1	0	0	0	0	0	1
Burnaby - North	7	7	0	0	0	0	7	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	4	0	0	0	0	3	4
Burnaby - Central Park	2	2	0	0	0	0	2	2
Burnaby - Remainder	18	12	8	0	0	0	26	12
Burnaby Total	30	26	8	0	0	0	38	26
Coquitlam	22	21	8	51	13	10	43	82
Delta - Tsawwassen	3	0	0	0	1	0	4	0
Delta - Ladner	1	0	0	0	0	0	1	0
Delta - North	5	20	6	0	3	8	14	28
Delta	9	20	6	0	4	8	19	28
Langley City	4	0	0	0	0	0	4	0
Langley District	32	16	26	33	18	14	76	63
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	11	19	22	75	0	2	33	96
New Westminster	8	2	196	0	0	0	204	2
North Vancouver City	3	10	0	0	3	10	6	20
North Vancouver DM	14	12	201	0	5	6	220	18
Pitt Meadows	0	1	0	0	0	1	0	2
Port Coquitlam	6	1	0	22	0	1	6	24
Port Moody	2	0	0	0	0	0	2	0
Richmond	23	32	20	66	9	10	52	108
Surrey - South	15	29	31	19	3	6	49	54
Surrey - Cloverdale	3	8	15	26	0	5	18	39
Surrey - North	32	30	58	65	16	14	106	109
Surrey - Guildford	1	1	0	10	1	0	2	11
Surrey - Whalley	3	11	0	0	2	5	5	16
Surrey Total	54	79	104	120	22	30	180	229
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	5	2	0	0	3	0	8	2
Vancouver - False Creek	0	0	0	57	0	0	0	57
Vancouver - Granville/Oak	3	8	3	0	0	1	6	9
Vancouver - Kerrisdale	7	3	62	0	1	1	70	4
Vancouver - Marpole	7	5	0	0	3	1	10	6
Vancouver - Eastside	37	26	310	54	38	18	385	98
Vancouver - Mt. Pleasant	11	6	12	0	0	99	23	105
Vancouver - Strath/Grand	2	0	0	15	1	1	3	16
Vancouver - Westside	33	24	0	50	16	7	49	81
Vancouver Total	105	74	387	176	62	128	554	378
West Vancouver	19	7	8	9	1	141	28	157
White Rock	6	3	0	0	5	1	11	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	348	326	986	552	142	362	1,476	1,240

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	7	9	0	0	3	0	10	9
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	6	12	0	0	1	2	7	14
Burnaby - Mountain	0	6	262	104	0	0	262	110
Burnaby - North	69	96	607	20	0	0	676	116
Burnaby - Lougheed Mall	1	1	0	0	0	6	1	7
Burnaby - South & East	38	47	71	15	0	0	109	62
Burnaby - Central Park	35	26	876	544	0	0	911	570
Burnaby - Remainder	150	174	8	167	0	0	158	341
Burnaby Total	293	350	1,824	850	0	6	2,117	1,206
Coquitlam	316	338	759	1,259	149	163	1,224	1,760
Delta - Tsawwassen	28	37	0	90	4	1	32	128
Delta - Ladner	40	30	13	7	8	5	61	42
Delta - North	97	81	37	34	40	26	174	141
Delta	165	148	50	131	52	32	267	311
Langley City	8	3	5	63	0	0	13	66
Langley District	213	258	482	614	181	136	876	1,008
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	171	171	205	280	3	4	379	455
New Westminster	67	57	292	709	0	25	359	791
North Vancouver City	42	64	431	359	44	51	517	474
North Vancouver DM	108	101	201	105	58	38	367	244
Pitt Meadows	3	14	24	80	0	1	27	95
Port Coquitlam	48	23	271	280	16	16	335	319
Port Moody	7	6	0	304	0	0	7	310
Richmond	246	397	801	1,002	70	105	1,117	1,504
Surrey - South	178	346	519	408	28	64	725	818
Surrey - Cloverdale	67	99	318	439	40	55	425	593
Surrey - North	313	441	457	744	142	155	912	1,340
Surrey - Guildford	16	16	209	85	6	10	231	111
Surrey - Whalley	86	124	232	90	31	35	349	249
Surrey Total	660	1,026	1,735	1,766	247	319	2,642	3,111
University Endowment Lands	1	7	239	95	281	0	521	102
Vancouver - West End	4	0	123	428	186	0	313	428
Vancouver - Downtown	0	0	660	673	192	141	852	814
Vancouver - Kitsilano	31	21	38	113	23	1	92	135
Vancouver - False Creek	3	13	789	1,159	90	0	882	1,172
Vancouver - Granville/Oak	14	17	11	24	5	6	30	47
Vancouver - Kerrisdale	48	49	62	0	12	12	122	61
Vancouver - Marpole	55	53	180	196	22	18	257	267
Vancouver - Eastside	489	493	966	556	634	651	2,089	1,700
Vancouver - Mt. Pleasant	38	46	100	0	1	99	139	145
Vancouver - Strath/Grand	21	11	35	44	300	4	356	59
Vancouver - Westside	275	313	76	83	225	129	576	525
Vancouver Total	978	1,016	3,040	3,276	1,690	1,061	5,708	5,353
West Vancouver	130	116	117	51	1	271	248	438
White Rock	57	59	113	182	37	28	207	269
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	3,527	4,176	10,589	11,406	2,833	2,258	16,949	17,840

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	% Change
Anmore	0	2	0	0	0	0	0	0	0	2	-100.0
Belcarra	0	3	0	0	0	0	0	0	0	3	-100.0
Bowen Island	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	8	0	0	0	0	0	0	2	8	-75.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	3	4	0	2	0	0	0	0	3	6	-50.0
Burnaby - Central Park	1	0	2	0	0	0	0	0	3	0	n/a
Burnaby - Remainder	6	14	4	4	0	0	0	0	10	18	-44.4
Burnaby Total	13	26	6	6	0	0	0	0	19	32	-40.6
Coquitlam	29	43	6	0	0	6	190	18	225	67	**
Delta - Tsawwassen	1	3	0	0	0	0	0	0	1	3	-66.7
Delta - Ladner	3	3	0	0	0	0	0	0	3	3	0.0
Delta - North	5	0	16	16	0	5	4	0	25	21	19.0
Delta	9	6	16	16	0	5	4	0	29	27	7.4
Langley City	1	0	0	0	0	0	63	0	64	0	n/a
Langley District	21	13	0	0	9	24	7	36	37	73	-49.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	21	17	2	0	0	4	0	0	23	21	9.5
New Westminster	0	17	0	0	0	0	67	0	67	17	**
North Vancouver City	7	6	0	0	3	0	56	4	66	10	**
North Vancouver DM	5	2	0	0	0	0	85	0	90	2	**
Pitt Meadows	3	0	0	0	16	0	0	0	19	0	n/a
Port Coquitlam	1	10	2	0	15	0	45	7	63	17	**
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	15	129	0	0	4	0	291	26	310	155	100.0
Surrey - South	25	32	6	0	33	25	2	7	66	64	3.1
Surrey - Cloverdale	10	15	0	0	12	23	2	0	24	38	-36.8
Surrey - North	31	40	0	0	36	11	136	12	203	63	**
Surrey - Guildford	1	3	0	0	4	26	1	2	6	31	-80.6
Surrey - Whalley	8	7	0	0	0	0	5	2	13	9	44.4
Surrey Total	75	97	6	0	85	85	146	23	312	205	52.2
University Endowment Lands	0	0	0	0	0	0	107	0	107	0	n/a
Vancouver - West End	0	0	0	0	0	0	134	0	134	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	8	0	0	0	8	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	254	0	254	-100.0
Vancouver - Granville/Oak	3	0	0	0	0	0	0	0	3	0	n/a
Vancouver - Kerrisdale	12	1	0	0	0	0	4	0	16	1	**
Vancouver - Marpole	13	2	2	0	0	0	2	0	17	2	**
Vancouver - Eastside	59	53	0	0	0	0	23	22	82	75	9.3
Vancouver - Mt. Pleasant	0	0	0	4	0	0	0	9	0	13	-100.0
Vancouver - Strath/Grand	1	0	0	6	7	8	5	0	13	14	-7.1
Vancouver - Westside	84	25	0	0	0	0	6	4	90	29	**
Vancouver Total	172	81	2	10	7	16	174	289	355	396	-10.4
West Vancouver	14	11	0	0	0	0	0	0	14	11	27.3
White Rock	4	5	2	0	0	0	2	5	8	10	-20.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	390	472	42	32	139	140	1,237	408	1,808	1,052	71.9

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	15	15	0	0	0	0	0	0	15	15	0.0
Belcarra	1	4	0	0	0	0	0	0	1	4	-75.0
Bowen Island	11	16	0	0	0	0	0	0	11	16	-31.3
Burnaby - Mountain	5	1	0	0	0	0	179	80	184	81	127.2
Burnaby - North	60	79	2	6	4	7	203	60	269	152	77.0
Burnaby - Lougheed Mall	1	2	0	0	0	0	6	0	7	2	**
Burnaby - South & East	27	32	10	16	0	12	87	37	124	97	27.8
Burnaby - Central Park	15	24	2	4	0	0	245	139	262	167	56.9
Burnaby - Remainder	107	118	40	34	46	147	210	661	403	960	-58.0
Burnaby Total	215	256	54	60	50	166	930	977	1,249	1,459	-14.4
Coquitlam	305	419	42	14	231	276	1,140	852	1,718	1,561	10.1
Delta - Tsawwassen	38	12	2	2	0	0	1	0	41	14	192.9
Delta - Ladner	37	27	8	2	0	0	38	4	83	33	151.5
Delta - North	40	36	62	52	0	68	31	14	133	170	-21.8
Delta	115	75	72	56	0	68	70	18	257	217	18.4
Langley City	2	4	0	0	0	0	63	101	65	105	-38.1
Langley District	290	340	2	2	182	318	438	388	912	1,048	-13.0
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	190	192	2	12	30	150	217	46	439	400	9.8
New Westminster	32	57	6	2	43	71	171	209	252	339	-25.7
North Vancouver City	46	57	16	26	23	11	375	400	460	494	-6.9
North Vancouver DM	76	79	0	2	37	38	177	264	290	383	-24.3
Pitt Meadows	18	4	2	0	28	0	68	0	116	4	**
Port Coquitlam	27	26	2	0	94	32	147	354	270	412	-34.5
Port Moody	6	10	0	0	23	0	291	0	320	10	**
Richmond	331	541	20	60	102	138	1,485	783	1,938	1,522	27.3
Surrey - South	275	297	32	40	259	243	186	137	752	717	4.9
Surrey - Cloverdale	122	126	4	38	228	263	57	158	411	585	-29.7
Surrey - North	365	600	8	0	488	413	513	195	1,374	1,208	13.7
Surrey - Guildford	12	13	0	0	48	77	6	5	66	95	-30.5
Surrey - Whalley	114	94	2	2	30	40	467	189	613	325	88.6
Surrey Total	888	1,130	46	80	1,053	1,036	1,229	684	3,216	2,930	9.8
University Endowment Lands	4	1	0	0	16	0	292	189	312	190	64.2
Vancouver - West End	0	0	0	0	0	0	134	81	134	81	65.4
Vancouver - Downtown	0	1	0	0	0	0	266	949	266	950	-72.0
Vancouver - Kitsilano	5	9	12	10	0	29	24	32	41	80	-48.8
Vancouver - False Creek	0	1	0	2	0	30	850	638	850	671	26.7
Vancouver - Granville/Oak	14	8	4	2	9	6	41	185	68	201	-66.2
Vancouver - Kerrisdale	72	28	0	0	0	4	12	4	84	36	133.3
Vancouver - Marpole	65	44	8	4	0	0	13	9	86	57	50.9
Vancouver - Eastside	721	607	62	50	68	92	1,159	495	2,010	1,244	61.6
Vancouver - Mt. Pleasant	0	2	32	16	0	8	129	263	161	289	-44.3
Vancouver - Strath/Grand	6	12	2	10	31	8	24	19	63	49	28.6
Vancouver - Westside	485	203	0	4	0	94	87	65	572	366	56.3
Vancouver Total	1,368	915	120	98	108	271	2,739	2,740	4,335	4,024	7.7
West Vancouver	114	108	6	8	0	8	141	0	261	124	110.5
White Rock	55	43	2	0	10	10	186	23	253	76	**
Indian Reserves	0	1	0	0	0	0	103	0	103	1	**
Vancouver CMA	4,109	4,294	392	420	2,030	2,593	10,262	8,028	16,793	15,335	9.5

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	0	0	0	0
Coquitlam	0	6	0	0	179	0	11	18
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	5	0	0	0	0	4	0
Delta	0	5	0	0	0	0	4	0
Langley City	0	0	0	0	63	0	0	0
Langley District	9	24	0	0	0	28	7	8
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	4	0	0	0	0	0	0
New Westminster	0	0	0	0	67	0	0	0
North Vancouver City	3	0	0	0	40	0	16	4
North Vancouver DM	0	0	0	0	81	0	4	0
Pitt Meadows	16	0	0	0	0	0	0	0
Port Coquitlam	15	0	0	0	44	0	1	7
Port Moody	0	0	0	0	0	0	0	0
Richmond	4	0	0	0	288	0	3	26
Surrey - South	33	25	0	0	0	0	2	7
Surrey - Cloverdale	12	23	0	0	0	0	2	0
Surrey - North	36	11	0	0	127	0	9	12
Surrey - Guildford	4	26	0	0	0	0	1	2
Surrey - Whalley	0	0	0	0	0	0	5	2
Surrey Total	85	85	0	0	127	0	19	23
University Endowment Lands	0	0	0	0	0	0	107	0
Vancouver - West End	0	0	0	0	134	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	8	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	254	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	4	0
Vancouver - Marpole	0	0	0	0	0	0	2	0
Vancouver - Eastside	0	0	0	0	0	0	23	22
Vancouver - Mt. Pleasant	0	0	0	0	0	9	0	0
Vancouver - Strath/Grand	7	8	0	0	5	0	0	0
Vancouver - Westside	0	0	0	0	0	0	6	4
Vancouver Total	7	16	0	0	139	263	35	26
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	2	5
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	139	140	0	0	1,028	291	209	117

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	179	80	0	0
Burnaby - North	4	7	0	0	203	60	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0
Burnaby - South & East	0	12	0	0	87	37	0	0
Burnaby - Central Park	0	0	0	0	245	139	0	0
Burnaby - Remainder	46	147	0	0	210	597	0	64
Burnaby Total	50	166	0	0	924	913	6	64
Coquitlam	231	276	0	0	1,002	669	138	183
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	32	0	6	4
Delta - North	0	68	0	0	0	0	31	14
Delta	0	68	0	0	32	0	38	18
Langley City	0	0	0	0	63	101	0	0
Langley District	182	318	0	0	332	241	106	147
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	30	150	0	0	217	0	0	46
New Westminster	43	71	0	0	146	185	25	24
North Vancouver City	23	11	0	0	305	288	70	112
North Vancouver DM	37	38	0	0	140	80	37	184
Pitt Meadows	28	0	0	0	68	0	0	0
Port Coquitlam	94	32	0	0	129	337	18	17
Port Moody	23	0	0	0	291	0	0	0
Richmond	84	138	18	0	1,214	403	271	380
Surrey - South	259	243	0	0	135	102	51	35
Surrey - Cloverdale	228	263	0	0	29	146	28	12
Surrey - North	488	413	0	0	275	0	238	195
Surrey - Guildford	48	77	0	0	0	0	6	5
Surrey - Whalley	30	40	0	0	432	164	35	25
Surrey Total	1,053	1,036	0	0	871	412	358	272
University Endowment Lands	16	0	0	0	185	82	107	107
Vancouver - West End	0	0	0	0	134	81	0	0
Vancouver - Downtown	0	0	0	0	156	801	110	148
Vancouver - Kitsilano	0	29	0	0	24	0	0	32
Vancouver - False Creek	0	30	0	0	703	509	147	129
Vancouver - Granville/Oak	9	6	0	0	11	183	30	2
Vancouver - Kerrisdale	0	4	0	0	0	0	12	4
Vancouver - Marpole	0	0	0	0	0	0	13	9
Vancouver - Eastside	68	92	0	0	677	277	482	218
Vancouver - Mt. Pleasant	0	8	0	0	129	263	0	0
Vancouver - Strath/Grand	21	8	0	0	12	18	12	1
Vancouver - Westside	0	94	0	0	0	32	87	33
Vancouver Total	108	271	0	0	1,846	2,164	893	576
West Vancouver	0	8	0	0	12	0	129	0
White Rock	10	10	0	0	158	0	28	23
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	2,012	2,593	18	0	8,038	5,875	2,224	2,153

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Anmore	0	2	0	0	0	0	0	2
Belcarra	0	3	0	0	0	0	0	3
Bowen Island	0	3	0	0	0	0	0	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	2	8	0	0	0	0	2	8
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	3	6	0	0	0	0	3	6
Burnaby - Central Park	3	0	0	0	0	0	3	0
Burnaby - Remainder	10	18	0	0	0	0	10	18
Burnaby Total	19	32	0	0	0	0	19	32
Coquitlam	34	43	179	6	12	18	225	67
Delta - Tsawwassen	1	3	0	0	0	0	1	3
Delta - Ladner	3	3	0	0	0	0	3	3
Delta - North	21	0	0	21	4	0	25	21
Delta	25	6	0	21	4	0	29	27
Langley City	1	0	63	0	0	0	64	0
Langley District	15	13	13	52	9	8	37	73
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	17	2	4	0	0	23	21
New Westminster	0	17	67	0	0	0	67	17
North Vancouver City	5	5	44	0	17	5	66	10
North Vancouver DM	5	2	81	0	4	0	90	2
Pitt Meadows	2	0	16	0	1	0	19	0
Port Coquitlam	1	10	61	0	1	7	63	17
Port Moody	0	1	0	0	0	0	0	1
Richmond	13	128	293	0	4	27	310	155
Surrey - South	29	32	35	25	2	7	66	64
Surrey - Cloverdale	8	14	12	23	4	1	24	38
Surrey - North	30	39	163	11	10	13	203	63
Surrey - Guildford	1	3	4	26	1	2	6	31
Surrey - Whalley	8	7	0	0	5	2	13	9
Surrey Total	76	95	214	85	22	25	312	205
University Endowment Lands	0	0	0	0	107	0	107	0
Vancouver - West End	0	0	134	0	0	0	134	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	8	0	0	0	8
Vancouver - False Creek	0	0	0	254	0	0	0	254
Vancouver - Granville/Oak	3	0	0	0	0	0	3	0
Vancouver - Kerrisdale	9	1	0	0	7	0	16	1
Vancouver - Marpole	13	1	0	0	4	1	17	2
Vancouver - Eastside	33	45	0	0	49	30	82	75
Vancouver - Mt. Pleasant	0	4	0	9	0	0	0	13
Vancouver - Strath/Grand	1	6	12	8	0	0	13	14
Vancouver - Westside	69	14	0	0	21	15	90	29
Vancouver Total	128	71	146	279	81	46	355	396
West Vancouver	14	11	0	0	0	0	14	11
White Rock	6	5	0	0	2	5	8	10
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	365	464	1,179	447	264	141	1,808	1,052

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
November 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	--	--
Year-to-date 2013	1	12.5	0	0.0	0	0.0	3	37.5	4	50.0	8	--	--
Year-to-date 2012	1	6.7	0	0.0	0	0.0	9	60.0	5	33.3	15	1,470,000	1,394,321
Belcarra													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Bowen Island													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	1	33.3	0	0.0	1	33.3	1	33.3	0	0.0	3	--	--
Year-to-date 2013	3	27.3	3	27.3	3	27.3	2	18.2	0	0.0	11	675,000	794,364
Year-to-date 2012	7	41.2	1	5.9	2	11.8	4	23.5	3	17.6	17	800,000	919,674
Burnaby													
November 2013	0	0.0	0	0.0	2	5.9	28	82.4	4	11.8	34	1,203,500	1,244,932
November 2012	0	0.0	0	0.0	9	39.1	13	56.5	1	4.3	23	1,020,000	1,133,587
Year-to-date 2013	1	0.5	6	3.0	44	21.8	115	56.9	36	17.8	202	1,171,500	1,221,100
Year-to-date 2012	1	0.5	2	1.0	75	37.5	114	57.0	8	4.0	200	1,018,000	1,074,777
Coquitlam													
November 2013	0	0.0	10	45.5	6	27.3	6	27.3	0	0.0	22	773,514	844,744
November 2012	0	0.0	11	42.3	12	46.2	2	7.7	1	3.8	26	759,961	835,835
Year-to-date 2013	4	1.5	62	23.2	139	52.1	56	21.0	6	2.2	267	840,000	893,938
Year-to-date 2012	1	0.4	66	24.6	176	65.7	23	8.6	2	0.7	268	809,348	839,698
Delta													
November 2013	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	--	--
November 2012	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
Year-to-date 2013	1	1.0	7	6.9	46	45.5	42	41.6	5	5.0	101	979,000	1,028,139
Year-to-date 2012	1	1.9	9	16.7	27	50.0	10	18.5	7	13.0	54	920,000	1,026,295
Langley City													
November 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Langley District													
November 2013	7	23.3	13	43.3	3	10.0	3	10.0	4	13.3	30	691,696	894,853
November 2012	0	0.0	2	40.0	1	20.0	1	20.0	1	20.0	5	--	--
Year-to-date 2013	87	34.4	66	26.1	38	15.0	24	9.5	38	15.0	253	689,900	909,796
Year-to-date 2012	44	27.2	52	32.1	26	16.0	23	14.2	17	10.5	162	690,000	883,897

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
November 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Maple Ridge													
November 2013	14	58.3	8	33.3	0	0.0	2	8.3	0	0.0	24	589,900	610,525
November 2012	9	75.0	2	16.7	1	8.3	0	0.0	0	0.0	12	572,900	602,500
Year-to-date 2013	133	73.5	36	19.9	9	5.0	3	1.7	0	0.0	181	560,000	575,042
Year-to-date 2012	116	71.2	38	23.3	8	4.9	1	0.6	0	0.0	163	569,900	579,135
New Westminster													
November 2013	0	0.0	1	20.0	2	40.0	2	40.0	0	0.0	5	--	--
November 2012	2	14.3	4	28.6	5	35.7	3	21.4	0	0.0	14	808,500	795,014
Year-to-date 2013	4	8.7	16	34.8	20	43.5	6	13.0	0	0.0	46	773,950	813,850
Year-to-date 2012	5	11.6	8	18.6	20	46.5	10	23.3	0	0.0	43	838,000	821,169
North Vancouver City													
November 2013	0	0.0	0	0.0	1	10.0	5	50.0	4	40.0	10	1,435,000	1,488,180
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	2	7.1	18	64.3	8	28.6	28	1,450,000	1,461,900
Year-to-date 2012	0	0.0	0	0.0	0	0.0	6	60.0	4	40.0	10	1,454,950	1,667,470
North Vancouver DM													
November 2013	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	1,560,000	1,831,299
November 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	21	28.4	53	71.6	74	1,658,000	1,808,674
Year-to-date 2012	0	0.0	0	0.0	0	0.0	14	31.8	30	68.2	44	1,788,950	1,860,995
Pitt Meadows													
November 2013	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	10	66.7	3	20.0	2	13.3	0	0.0	0	0.0	15	598,000	626,573
Year-to-date 2012	5	55.6	4	44.4	0	0.0	0	0.0	0	0.0	9	--	--
Port Coquitlam													
November 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
November 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	1	5.0	10	50.0	5	25.0	4	20.0	0	0.0	20	706,950	827,668
Year-to-date 2012	0	0.0	3	33.3	3	33.3	3	33.3	0	0.0	9	--	--
Port Moody													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Year-to-date 2012	0	0.0	1	14.3	5	71.4	1	14.3	0	0.0	7	--	--
Richmond													
November 2013	0	0.0	0	0.0	1	3.7	20	74.1	6	22.2	27	1,231,000	1,359,069
November 2012	0	0.0	0	0.0	3	3.4	27	30.7	58	65.9	88	1,766,000	1,702,835
Year-to-date 2013	0	0.0	0	0.0	15	5.8	111	43.0	132	51.2	258	1,505,500	1,639,000
Year-to-date 2012	1	0.4	1	0.4	20	7.2	100	36.0	156	56.1	278	1,604,000	1,622,100

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
November 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
November 2013	6	7.8	27	35.1	29	37.7	10	13.0	5	6.5	77	772,380	917,504
November 2012	13	22.8	21	36.8	19	33.3	3	5.3	1	1.8	57	740,000	792,707
Year-to-date 2013	96	11.7	318	38.7	289	35.2	71	8.6	47	5.7	821	749,900	867,258
Year-to-date 2012	222	26.6	313	37.5	218	26.1	49	5.9	33	4.0	835	699,900	777,447
University Endowment Lands													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
November 2013	0	0.0	1	0.6	1	0.6	26	15.8	137	83.0	165	2,486,000	2,867,466
November 2012	0	0.0	0	0.0	0	0.0	7	21.2	26	78.8	33	3,180,000	2,871,848
Year-to-date 2013	0	0.0	5	0.6	29	3.4	262	30.3	569	65.8	865	1,990,000	2,289,892
Year-to-date 2012	0	0.0	3	0.8	69	17.4	147	37.0	178	44.8	397	1,376,000	2,006,197
West Vancouver													
November 2013	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	3,661,500	3,961,369
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	2,950,000	2,953,242
Year-to-date 2013	1	0.9	0	0.0	0	0.0	3	2.8	102	96.2	106	3,611,000	3,846,058
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	94	100.0	94	3,257,500	3,564,123
White Rock													
November 2013	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	2	4.0	2	4.0	20	40.0	26	52.0	50	1,547,500	1,648,797
Year-to-date 2012	0	0.0	1	5.3	1	5.3	3	15.8	14	73.7	19	1,700,000	1,744,368
Indian Reserves													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
November 2013	28	6.5	63	14.5	47	10.9	112	25.9	183	42.3	433	1,295,000	1,835,834
November 2012	26	9.1	40	13.9	53	18.5	63	22.0	105	36.6	287	1,070,000	1,464,040
Year-to-date 2013	342	10.3	534	16.1	647	19.5	764	23.0	1,031	31.1	3,318	1,090,000	1,449,938
Year-to-date 2012	405	15.4	504	19.1	651	24.7	520	19.7	555	21.1	2,635	889,900	1,216,153

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2013						
Submarket	Nov 2013	Nov 2012	% Change	YTD 2013	YTD 2012	% Change
Anmore	--	--	n/a	--	1,394,321	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	794,364	919,674	-13.6
Burnaby Total	1,244,932	1,133,587	9.8	1,221,100	1,074,777	13.6
Coquitlam	844,744	835,835	1.1	893,938	839,698	6.5
Delta	--	--	n/a	1,028,139	1,026,295	0.2
Langley City	--	--	n/a	--	--	n/a
Langley District	894,853	--	n/a	909,796	883,897	2.9
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	610,525	602,500	1.3	575,042	579,135	-0.7
New Westminster	--	795,014	n/a	813,850	821,169	-0.9
North Vancouver City	1,488,180	--	n/a	1,461,900	1,667,470	-12.3
North Vancouver DM	1,831,299	--	n/a	1,808,674	1,860,995	-2.8
Pitt Meadows	--	--	n/a	626,573	--	n/a
Port Coquitlam	--	--	n/a	827,668	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,359,069	1,702,835	-20.2	1,639,000	1,622,100	1.0
Surrey Total	917,504	792,707	15.7	867,258	777,447	11.6
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,867,466	2,871,848	-0.2	2,289,892	2,006,197	14.1
West Vancouver	3,961,369	2,953,242	34.1	3,846,058	3,564,123	7.9
White Rock	--	--	n/a	1,648,797	1,744,368	-5.5
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,835,834	1,464,040	25.4	1,449,938	1,216,153	19.2

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Greater Vancouver November 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	1,607	-13.4	2,516	5,906	5,725	43.9	752,380	-1.3	746,391
	February	2,572	-18.1	2,434	5,698	5,005	48.6	806,094	1.8	780,515
	March	2,919	-29.4	2,316	5,996	4,919	47.1	761,742	-3.1	744,700
	April	2,837	-13.2	2,281	6,200	5,034	45.3	735,315	-9.8	721,940
	May	2,897	-15.6	2,157	7,138	5,061	42.6	732,736	-11.9	708,822
	June	2,398	-27.7	2,101	5,747	5,090	41.3	701,141	-13.3	698,682
	July	2,135	-18.3	2,054	4,944	4,839	42.4	667,462	-12.4	686,568
	August	1,670	-31.0	1,797	4,203	4,875	36.9	725,086	-6.9	723,232
	September	1,536	-33.2	1,973	5,447	5,389	36.6	722,681	-3.8	733,914
	October	1,970	-16.5	2,026	4,451	4,872	41.6	736,732	-4.0	731,280
	November	1,733	-27.6	1,882	2,843	4,647	40.5	682,215	-6.3	708,231
	December	1,171	-31.1	1,908	1,442	4,559	41.9	683,875	-0.8	723,184
2013	January	1,374	-14.5	1,951	5,258	4,772	40.9	748,651	-0.5	740,761
	February	1,822	-29.2	1,857	5,010	4,751	39.1	760,976	-5.6	734,249
	March	2,373	-18.7	2,012	5,024	4,595	43.8	759,340	-0.3	739,452
	April	2,666	-6.0	2,033	6,049	4,453	45.7	739,587	0.6	727,820
	May	2,937	1.4	2,222	5,841	4,327	51.4	772,569	5.4	747,383
	June	2,668	11.3	2,399	5,038	4,547	52.8	762,861	8.8	761,733
	July	2,986	39.9	2,645	5,021	4,694	56.3	757,338	13.5	777,090
	August	2,557	53.1	2,721	4,315	4,737	57.4	784,567	8.2	781,830
	September	2,524	64.3	2,872	5,143	4,666	61.6	786,522	8.8	790,483
	October	2,698	37.0	2,614	4,487	4,835	54.1	775,542	5.3	768,901
	November	2,390	37.9	2,720	3,347	5,097	53.4	774,932	13.6	800,176
	December									
	Q3 2012	5,341	0.0		14,594			701,360	0.0	
	Q3 2013	8,067	51.0		14,479			775,100	10.5	
	YTD 2012	24,274	-22.3		58,573			732,291	-6.7	
	YTD 2013	26,995	11.2		54,533			766,452	4.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2013

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	98.4	117.9	1,262	6.9	66.5	870
	February	595	3.20	5.24	98.2	118.4	1,264	6.7	66.3	873
	March	595	3.20	5.24	98.1	119.1	1,266	6.6	66.3	873
	April	607	3.20	5.44	98.1	119.4	1,274	6.3	66.3	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.5	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,282	6.5	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,280	6.9	66.8	854
	August	595	3.10	5.24	98.3	119.4	1,278	6.9	66.5	857
	September	595	3.10	5.24	98.2	119.3	1,277	7.1	66.5	858
	October	595	3.10	5.24	98.3	119.3	1,276	7.1	66.4	862
	November	595	3.10	5.24	97.9	118.9	1,273	7.0	66.1	868
	December	595	3.00	5.24	97.6	118.3	1,271	6.7	65.7	874
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.3	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,274	6.8	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,278	6.8	65.8	893
	May	590	3.00	5.14	97.3	119.3	1,278	6.8	65.7	895
	June	590	3.14	5.14	97.1	119.0	1,275	6.5	65.2	898
	July	590	3.14	5.14	97.3	119.3	1,271	6.6	64.9	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.9	906
	September	601	3.14	5.34	97.0	119.6	1,267	6.9	64.7	911
	October	601	3.14	5.34	96.8	119.3	1,266	6.7	64.4	908
	November	601	3.14	5.34		119.0	1,268	6.6	64.3	905
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) November 2013		
Abbotsford-Mission CMA[1]	October 2013	November 2013
Trend[2]	807	747
SAAR	239	561
	November 2012	November 2013
Actual		
November - Single-Detached	12	23
November - Multiples	18	22
November - Total	30	45
January to November - Single-Detached	215	187
January to November - Multiples	146	456
January to November - Total	361	643

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2013	22	0	0	0	20	0	1	2	45
November 2012	11	0	0	0	16	0	1	2	30
% Change	100.0	n/a	n/a	n/a	25.0	n/a	0.0	0.0	50.0
Year-to-date 2013	174	0	0	0	91	102	13	263	643
Year-to-date 2012	208	2	0	0	88	31	7	25	361
% Change	-16.3	-100.0	n/a	n/a	3.4	**	85.7	**	78.1
UNDER CONSTRUCTION									
November 2013	142	0	0	0	67	102	12	254	577
November 2012	142	0	0	0	83	0	3	51	279
% Change	0.0	n/a	n/a	n/a	-19.3	n/a	**	**	106.8
COMPLETIONS									
November 2013	18	0	0	0	23	0	1	4	46
November 2012	19	2	0	0	5	0	1	2	29
% Change	-5.3	-100.0	n/a	n/a	**	n/a	0.0	100.0	58.6
Year-to-date 2013	164	0	0	0	107	0	4	58	333
Year-to-date 2012	228	4	0	1	129	87	12	38	499
% Change	-28.1	-100.0	n/a	-100.0	-17.1	-100.0	-66.7	52.6	-33.3
COMPLETED & NOT ABSORBED									
November 2013	63	1	0	0	104	10	n/a	n/a	178
November 2012	124	4	0	0	45	29	n/a	n/a	202
% Change	-49.2	-75.0	n/a	n/a	131.1	-65.5	n/a	n/a	-11.9
ABSORBED									
November 2013	19	0	0	0	7	0	n/a	n/a	26
November 2012	16	0	0	0	3	10	n/a	n/a	29
% Change	18.8	n/a	n/a	n/a	133.3	-100.0	n/a	n/a	-10.3
Year-to-date 2013	217	3	6	0	46	19	n/a	n/a	291
Year-to-date 2012	214	0	0	1	92	60	n/a	n/a	367
% Change	1.4	n/a	n/a	-100.0	-50.0	-68.3	n/a	n/a	-20.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
November 2013	10	0	0	0	20	0	0	2	32
November 2012	8	0	0	0	16	0	0	2	26
Mission DM									
November 2013	12	0	0	0	0	0	1	0	13
November 2012	3	0	0	0	0	0	1	0	4
Indian Reserves									
November 2013	0	0	0	0	0	0	0	0	0
November 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2013	22	0	0	0	20	0	1	2	45
November 2012	11	0	0	0	16	0	1	2	30
UNDER CONSTRUCTION									
Abbotsford City									
November 2013	87	0	0	0	67	60	7	254	475
November 2012	105	0	0	0	83	0	0	51	239
Mission DM									
November 2013	55	0	0	0	0	42	5	0	102
November 2012	37	0	0	0	0	0	3	0	40
Indian Reserves									
November 2013	0	0	0	0	0	0	0	0	0
November 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2013	142	0	0	0	67	102	12	254	577
November 2012	142	0	0	0	83	0	3	51	279
COMPLETIONS									
Abbotsford City									
November 2013	13	0	0	0	23	0	0	4	40
November 2012	14	0	0	0	5	0	0	2	21
Mission DM									
November 2013	5	0	0	0	0	0	1	0	6
November 2012	5	2	0	0	0	0	1	0	8
Indian Reserves									
November 2013	0	0	0	0	0	0	0	0	0
November 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2013	18	0	0	0	23	0	1	4	46
November 2012	19	2	0	0	5	0	1	2	29

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
November 2013	39	0	0	0	104	10	n/a	n/a	153
November 2012	91	0	0	0	45	29	n/a	n/a	165
Mission DM									
November 2013	24	1	0	0	0	0	n/a	n/a	25
November 2012	33	4	0	0	0	0	n/a	n/a	37
Indian Reserves									
November 2013	0	0	0	0	0	0	n/a	n/a	0
November 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
November 2013	63	1	0	0	104	10	n/a	n/a	178
November 2012	124	4	0	0	45	29	n/a	n/a	202
ABSORBED									
Abbotsford City									
November 2013	16	0	0	0	7	0	n/a	n/a	23
November 2012	10	0	0	0	3	10	n/a	n/a	23
Mission DM									
November 2013	3	0	0	0	0	0	n/a	n/a	3
November 2012	6	0	0	0	0	0	n/a	n/a	6
Indian Reserves									
November 2013	0	0	0	0	0	0	n/a	n/a	0
November 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
November 2013	19	0	0	0	7	0	n/a	n/a	26
November 2012	16	0	0	0	3	10	n/a	n/a	29

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083
% Change	-8.6	-80.0	-100.0	**	-11.7	n/a	n/a	22.3	2.6
2003	768	10	1	3	77	0	0	197	1,056

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and

Table 2: Starts by Submarket and by Dwelling Type
November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	% Change
Abbotsford City	10	8	0	0	20	16	2	2	32	26	23.1
Mission DM	13	4	0	0	0	0	0	0	13	4	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	23	12	0	0	20	16	2	2	45	30	50.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	112	157	0	0	91	88	323	56	526	301	74.8
Mission DM	75	58	0	2	0	0	42	0	117	60	95.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	187	215	0	2	91	88	365	56	643	361	78.1

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Abbotsford City	20	16	0	0	0	0	2	2
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	20	16	0	0	0	0	2	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	91	88	0	0	60	31	263	25
Mission DM	0	0	0	0	42	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	91	88	0	0	102	31	263	25

Table 2.4: Starts by Submarket and by Intended Market
November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Abbotsford City	10	8	20	16	2	2	32	26
Mission DM	12	3	0	0	1	1	13	4
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	22	11	20	16	3	3	45	30

Table 2.5: Starts by Submarket and by Intended Market
January - November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	105	157	151	119	270	25	526	301
Mission DM	69	53	42	0	6	7	117	60
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	174	210	193	119	276	32	643	361

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	% Change
Abbotsford City	13	14	0	0	23	5	4	2	40	21	90.5
Mission DM	6	6	0	2	0	0	0	0	6	8	-25.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	19	20	0	2	23	5	4	2	46	29	58.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	111	166	0	0	107	129	58	125	276	420	-34.3
Mission DM	57	75	0	4	0	0	0	0	57	79	-27.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	168	241	0	4	107	129	58	125	333	499	-33.3

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Abbotsford City	23	5	0	0	0	0	4	2
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	23	5	0	0	0	0	4	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	107	129	0	0	0	87	58	38
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	107	129	0	0	0	87	58	38

Table 3.4: Completions by Submarket and by Intended Market
November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Abbotsford City	13	14	23	5	4	2	40	21
Mission DM	5	7	0	0	1	1	6	8
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	18	21	23	5	5	3	46	29

Table 3.5: Completions by Submarket and by Intended Market
January - November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	111	160	107	217	58	43	276	420
Mission DM	53	72	0	0	4	7	57	79
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	164	232	107	217	62	50	333	499

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
November 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
November 2013	0	0.0	7	43.8	5	31.3	1	6.3	3	18.8	16	569,500	625,500
November 2012	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	9	5.8	39	25.0	67	42.9	27	17.3	14	9.0	156	604,400	612,906
Year-to-date 2012	3	2.8	50	47.2	20	18.9	8	7.5	25	23.6	106	554,800	633,035
Mission DM													
November 2013	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
November 2012	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	12	19.7	45	73.8	3	4.9	1	1.6	0	0.0	61	464,900	476,611
Year-to-date 2012	13	18.3	51	71.8	5	7.0	2	2.8	0	0.0	71	469,900	479,162
Indian Reserves													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
November 2013	0	0.0	10	52.6	5	26.3	1	5.3	3	15.8	19	549,900	602,826
November 2012	3	27.3	7	63.6	1	9.1	0	0.0	0	0.0	11	498,000	495,530
Year-to-date 2013	21	9.7	84	38.7	70	32.3	28	12.9	14	6.5	217	560,900	574,593
Year-to-date 2012	16	9.0	101	57.1	25	14.1	10	5.6	25	14.1	177	524,900	571,312

Source: CMHC (Starts and Completions Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2013

Submarket	Nov 2013	Nov 2012	% Change	YTD 2013	YTD 2012	% Change
Abbotsford City	625,500	--	n/a	612,906	633,035	-3.2
Mission DM	--	--	n/a	476,611	479,162	-0.5
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	602,826	495,530	21.7	574,593	571,312	0.6

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Fraser Valley November 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	749	-3.1	1,208	2,456	2,269	53.2	469,635	6.4	496,005
	February	1,195	-0.5	1,234	2,586	2,452	50.3	504,441	4.3	509,664
	March	1,320	-23.7	1,175	2,764	2,368	49.6	474,581	-9.9	467,879
	April	1,363	-3.6	1,131	2,882	2,475	45.7	501,059	-6.2	483,804
	May	1,511	-0.1	1,152	2,967	2,307	49.9	484,609	-8.0	470,749
	June	1,389	-7.9	1,151	2,636	2,438	47.2	503,593	0.1	483,312
	July	1,332	6.6	1,165	2,620	2,261	51.5	479,539	-4.8	475,789
	August	1,007	-21.5	982	2,111	2,297	42.8	483,174	-4.8	479,413
	September	791	-28.7	967	2,313	2,432	39.8	495,096	1.2	498,068
	October	984	-9.9	1,011	2,227	2,252	44.9	476,400	-1.6	480,701
	November	840	-19.2	958	1,484	2,233	42.9	441,988	-7.7	461,042
	December	602	-26.2	948	740	2,001	47.4	458,441	-8.1	466,129
2013	January	576	-23.1	878	2,378	2,129	41.2	434,876	-7.4	460,753
	February	867	-27.4	934	2,224	2,198	42.5	470,600	-6.7	473,871
	March	1,039	-21.3	984	2,439	2,169	45.4	483,157	1.8	475,678
	April	1,276	-6.4	969	2,665	2,102	46.1	495,670	-1.1	477,820
	May	1,292	-14.5	991	2,855	2,234	44.4	499,852	3.1	484,935
	June	1,258	-9.4	1,057	2,298	2,149	49.2	499,672	-0.8	481,264
	July	1,382	3.8	1,139	2,455	2,154	52.9	500,668	4.4	493,985
	August	1,209	20.1	1,213	2,104	2,300	52.7	482,006	-0.2	481,430
	September	1,078	36.3	1,245	2,154	2,129	58.5	491,766	-0.7	492,790
	October	1,183	20.2	1,175	1,993	2,025	58.0	488,209	2.5	496,681
	November	920	9.5	1,120	1,523	2,313	48.4	519,967	17.6	540,272
	December									
	Q3 2012	3,130	-14.0		7,044			484,640	-3.2	
	Q3 2013	3,669	17.2		6,713			491,903	1.5	
	YTD 2012	12,481	-10.3		27,046			484,950	-3.5	
	YTD 2013	12,080	-3.2		25,088			490,735	1.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
November 2013

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	97.1	116.8	88	9.9	67.0	775
	February	595	3.20	5.24	96.9	117.2	88	10.2	67.7	787
	March	595	3.20	5.24	96.7	117.9	89	10.1	68.2	801
	April	607	3.20	5.44	96.7	118.2	90	9.2	68.3	798
	May	601	3.20	5.34	96.7	118.6	91	7.8	67.5	797
	June	595	3.20	5.24	96.8	118.2	90	7.3	67.0	790
	July	595	3.10	5.24	96.8	117.9	91	6.9	67.0	799
	August	595	3.10	5.24	96.8	118.1	91	7.5	67.7	800
	September	595	3.10	5.24	96.7	118.1	93	7.4	68.7	805
	October	595	3.10	5.24	96.8	118.0	93	7.7	68.9	807
	November	595	3.10	5.24	96.4	117.6	93	7.4	69.0	813
	December	595	3.00	5.24	96.1	117.0	92	7.6	68.2	812
2013	January	595	3.00	5.24	96.1	117.1	93	7.3	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.0	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.0	67.9	810
	April	590	3.00	5.14	96.0	117.2	92	7.7	67.9	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.0	783
	June	590	3.14	5.14	95.7	117.6	93	8.5	69.2	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.9	773
	September	601	3.14	5.34	95.6	118.1	95	7.7	69.6	780
	October	601	3.14	5.34	95.4	117.7	95	7.9	69.8	798
	November	601	3.14	5.34		117.4	94	7.5	69.1	801
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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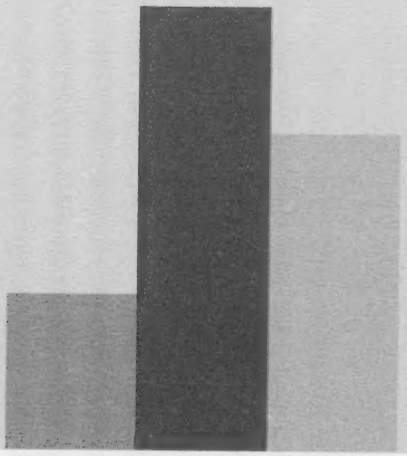

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